

MINUTES of the **REGULAR MEETING** of the **COUNCIL** of the **DISTRICT OF MISSION** held in the council chambers of the municipal hall, 8645 Stave Lake Street, Mission, British Columbia on Monday, April 26, 2010 commencing at 6:30 p.m.

Council Members Present: Mayor James Atebe
Councillor Terry Gidda
Councillor Paul Horn
Councillor Danny Plecas
Councillor Mike Scudder
Councillor Jenny Stevens

Council Members Absent: Councillor Heather Stewart

Staff Members Present: G. Robertson, chief administrative officer
K. Ridley, deputy director of corporate administration
C. Brough, administrative clerk

1. DELEGATIONS, PRESENTATIONS AND PROCLAMATIONS

Jacqueline Snider

Re: Dispute of Inspection Fee

Jacqueline Snider and her brother, Anthony Snider, appeared before council to dispute a \$5200 inspection fee. They outlined their history with the property, noting that they bought and subdivided the property then sold the residence shortly before the inspection occurred. Ms. Snider stated that it is their understanding that the inspection was scheduled in response to significantly above average hydro consumption levels recorded during the time they owned the property. Ms. Snider acknowledged that the family's hydro bills were relatively high but stated that it was not out of the ordinary given that they had nine people living in a house with an electric heating system. Ms. Snider explained that the first two hydro bills they received after moving in were artificially low as they were based on the previous year's consumption levels during which time the home was primarily vacant. Ms. Snider explained that their third hydro bill, the one she believes triggered the inspection of the property, represented a correction for the earlier underpayment.

Mr. Snider expressed his belief that, had there been grounds for the inspection, this would have been discovered during the subdivision process or while the house was on the market. He also noted that he and the new owner both paid for home inspections prior to purchase with neither report mentioning evidence of controlled substances.

In response to a question from council, Ms. Snider clarified that the home was in good condition when they purchased it.

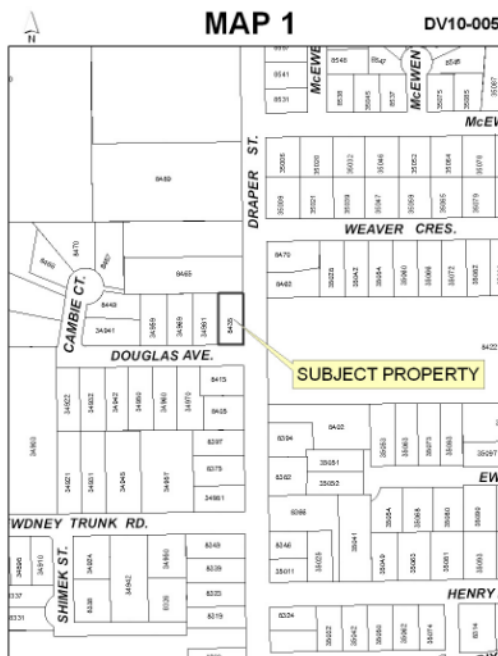
The mayor and council thanked Ms. and Mr. Snider for their presentation and asked that Ms. Snider bring documentation in support of her request for reconsideration to the district office to be copied. Staff were directed to provide a report for council's consideration explaining why a fee is being imposed with respect to the inspection of the former Snider home.

2. DEVELOPMENT VARIANCE PERMIT APPLICATIONS

PH10/023
APR.26/10

Development Variance Application DV10-005 (Koch) – 8435 Draper Street

Ryan Anderson, planner, provided information regarding development variance application DV10-005, in the name of Koch, to vary Section 501.1 (2) - Height of Buildings of District of Mission zoning bylaw 5050-2009 by increasing the maximum Height of Accessory Building from a 6.0 meters (19.7 feet) to 6.858 meters (22.5 feet) for a proposed accessory building located at 8435 Draper Street (as shown on the following map):



The planner stated that the purpose of the proposal is to allow for a small office on the second floor of the accessory building.

The deputy director of corporate administration stated that a written submission, dated April 23, 2010 from John Miner had been received regarding this application. Mr. Miner expressed concerns regarding traffic and parking in the area, in particular as it pertains to the subject property, and noted that the existing residence is already non-conforming. He stated his opposition to the development variance application on the grounds that it will compound parking problems, obscure his view, and facilitate the use of the accessory building for commercial purposes.

Travis Koch, the applicant, acknowledged that parking and traffic sightlines are a general concern in the area and stated that he intends to use the new garage to store his secondary vehicles which should ease rather than compound the problem. He also noted that his house is legally non-conforming and that this was the case when he purchased the property.

In response to a question from Councillor Plecas, Mr. Koch stated that the office will be used primarily for personal rather than commercial purposes.

In response to questions from council, the planner confirmed that, given the size of the property, the accessory building will not interfere with future additions to the

home. Mr. Anderson also explained that the applicant was in contact with District of Mission staff as he planned the proposed accessory building and that the proposed plans conform to prior zoning requirements. Mr. Anderson stated that had Mr. Koch been made aware of the impending changes to the zoning bylaw, he could have applied for a building permit before the new regulations came into effect, in which case a development variance permit would not have been necessary.

Hearing no further questions or comments the Mayor declared the public input on District of Mission development variance permit application (DV10-005) closed.

Moved by Councillor Horn, seconded by Councillor Plecas, and

RESOLVED: That development variance permit application DV10-005, in the name of Koch, to vary *Section 501.1 (2) - Height of Buildings* of District of Mission zoning bylaw 5050-2009 by increasing the maximum:

- Height of Accessory Building from a 6.0 meters (19.7 feet) to 6.858 meters (22.5 feet)

for a proposed accessory building located at 8435 Draper Street be approved.

CARRIED

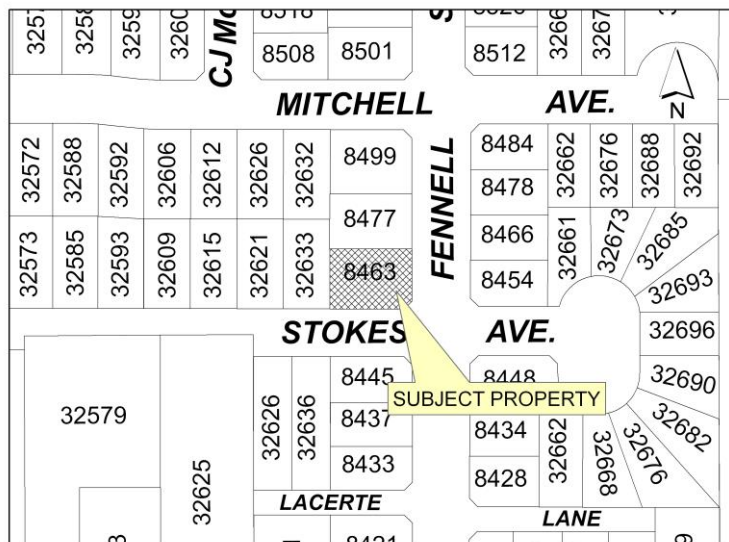
3. PUBLIC HEARING

Mayor Atebe called the meeting to order and outlined the procedures to be followed.

PH10/024
APR.26/10

District of Mission Zoning Amending Bylaw 5130-2010-5050(8) (R10-004 – Steele) – a bylaw to rezone property at 8463 Fennell Street from R558 (Urban Residential Zone) to R558s (Urban Residential Secondary Dwelling Zone)

Ryan Anderson, planner, provided information regarding rezoning application R10-004, which proposes to rezone the property located at 8463 Fennell Street and legally described as Parcel Identifier: 025-936-646 Lot 8 Section 29 Township 17 New Westminster District Plan BCP11086 (shown on the following map) from R558 Urban Residential 558 zone to R558s Urban Residential 558 Secondary Dwelling zone.



The planner stated that the purpose of the proposed amendment is to allow for a single family dwelling to be constructed with a secondary dwelling unit above the garage.

The deputy director of corporate administration stated that no written submissions had been received regarding this application.

In response to a question from Councillor Gidda, the planner confirmed that adequate parking will be required for both the single family residence and the secondary dwelling unit.

The applicant confirmed the dimensions of the lot and proposed buildings and clarified that access to the suite will be through the garage near the rear of the lot.

Hearing no further questions or comments the mayor declared the public hearing on District of Mission zoning amending bylaw 5130-2010-5050(8) (R10-004 – Steele) closed.

PH10/025
APR.26/10

District of Mission Official Community Plan Amending Bylaw 5132-2010-4052(8) – (R10-009 – District of Mission) a bylaw to set reduction targets for greenhouse gas emissions

Mike Younie, manager of environmental services, provided information regarding District of Mission official community plan amending bylaw 5132-2010-4052(8) – (R10-009 – District of Mission), which proposes to amend District of Mission official community plan 4052-2008 Part II: Policies by adding a new Section 1.8 Climate Change and Reducing Greenhouse Gas (GHG) Emissions.

The manager of environmental services stated that the purpose of the proposed amendment is to set greenhouse gas reduction targets as follows:

- reduce District of Mission corporate GHG emissions by 10% below 2008 levels by December 31, 2015; and
- reduce District of Mission community GHG emissions by 20% below 2007 levels by December 31, 2020 and by 80% below 2007 levels by December 31, 2050.

Mr. Younie noted that while the 2020 community target is less than the provincial target, it nonetheless remains very aggressive and will be a challenge to meet. He also said that senior levels of government will need to take a leadership role in order for the communities to reach their targets. In particular, he pointed to the need for the province to require technological advances (i.e. tighter vehicle emissions, higher energy efficiency buildings, incentives to retrofit, district energy, and etcetera). Mr. Younie also stated that the ability to increase the number of local jobs will be a significant factor for Mission as the transportation sector currently accounts for almost sixty percent of the District's GHG emissions. In order to attain the targets set, Mr. Younie stated that the growth of the community needs to occur differently than it has in the past, with more focus on compact, mixed use neighbourhoods connected by dense transit oriented corridors.

The deputy director of corporate administration stated that a written submission dated April 26, 2010 had been received from Richard Cook, Jordan Cook Associates, regarding this application. Mr. Cook stated that, based on his firm's recent experience in examining greenhouse gas emission reduction opportunities in Mission, they recommend that council consider a policy which commits to re-

examine its reduction targets in five years, after the impact of senior government policies can be more practically considered. He provided a copy of a March 15, 2010 presentation by City of North Vancouver staff on the subject of community energy emissions planning for council's consideration.

Rex Blane stated that he welcomes the proposal and supports incentives to the private sector to provide a more sustainable type of development than it has done in the past.

Travis Koch expressed his view that compact, mixed use communities of the type proposed create congested, claustrophobic neighbourhoods.

The manager of environmental services recognized that many people move to Mission for the single family residential experience but stated that existing models indicate that more densely populated communities do provide efficiencies which ultimately lead to a reduction in GHG emissions. He noted that the waterfront, should development proceed, would be an ideal location for a compact mixed use corridor.

At the request of council, the manager of environmental services provided a brief overview of the March 15, 2010 presentation by City of North Vancouver staff on the subject of community energy emissions planning, noting the following:

- North Vancouver has been very proactive with regard to emissions reduction in the past several years;
- North Vancouver has adopted a 15% below 2007 target for 2020 as opposed to the Mission target of 20% and the provincial target of 33%;
- The presentation clearly states that, without senior government support, North Vancouver will have difficulty meeting the targets; and
- North Vancouver is in a better position with regard to density than Mission to meet its targets.

Mr. Younie explained that the District of Mission has two assets, the landfill and the tree farm, that can potentially be used to help it achieve its reduction goals. He noted that landfill gas, if collected and used as credit against emissions instead of sold for revenue, would result in a seven percent reduction in emissions. He stated that while it is currently unknown how much carbon can be sequestered on the District's private land within the tree farm licence, potential for carbon offsets does exist. He explained that the tree farm and landfill will each form a section of the community energy and emissions plan that will be developed over the next twelve to eighteen months.

He further clarified that that the science and procedures around carbon credits and the collection of landfill gas will need to be very thorough and verified by third parties hired by the District.

With regard to incentives to the private sector, the manager of environmental services confirmed that these may be addressed in the community energy and emissions plan or may come directly from the province.

In response to additional questions from council, the manager of environmental services stated the following:

- multifamily dwellings result in lower GHG emissions than single family dwellings especially if they share a common wall and a district energy source;

- the provincial emission reduction targets are aggregate targets;
- per capita emission reduction targets are preferred by some municipalities but do not generally benefit communities, like Mission, which are in growth as per capita targets tend to be larger than aggregate ones when population growth is accounted for.
- solving climate change needs aggregate reductions not per capita ones;
- although the science of measuring emission production and reduction is still evolving, it is a step in the right direction;
- the Energy Manager is currently working on several initiatives, with a report to council anticipated within the next couple of months, but these will not likely impact GHG emissions as the primary focus is on the reduction of electricity consumption; and
- the corporate energy plan, completed last year, contains five or six areas of recommendations including moving the fleet toward using biodiesel to reduce emissions.

Hearing no further questions or comments the mayor declared the public hearing on District of Mission official community plan amending bylaw 5132-2010-4052(8) – (R10-009 – District of Mission) closed.

6. ADJOURNMENT

Moved by Councillor Horn, seconded by Councillor Gidda, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 7:28 p.m.

JAMES ATEBE, MAYOR

DENNIS CLARK, DIRECTOR OF
CORPORATE ADMINISTRATION